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BY: 
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Notice of Substitute Trustee's Sale

Date: August 9, 2017

Substitute Trustee: Mike Lester

Substitute Trustee's Address: 3045 Lackland Road, Fort Worth, TX 76116

Mortgagee: LTP Finance, LLC, a Texas limited liability company

Note: \$74,160.00

Deed of Trust

Date: July 29, 2013

Grantor: Glenn D. Taylor and Cynthia K. Taylor

Original Mortgagee: LTP Finance, LLC, a Texas limited liability company

Recording information: Document No. 2013-11601, Hunt County, Texas

Property: See Attached Exhibit "A", including all personal property secured by the security agreement included in the Deed of Trust.

County: Hunt

Date of Sale (first Tuesday of month): September 5, 2017

Time of Sale: 1:00 p.m.

Place of Sale: at the base of the North steps including the common area at the base of the central stairway on the second floor of the Hunt County Courthouse, 2507 Lee St., Greenville, Texas 75401

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee has appointed Mike Lester as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.



Mike Lester

Exhibit "A"

Legal Description of land:

BEING a tract or parcel of land situated in Hunt County, Texas, being a part of the Samuel Denton Survey, Abstract No. 245, being part of the 30.9910 acres described in the Contract of Sale and Purchase between The Veteran Land Board of Texas and James E. Morton, recorded in Volume 675 at Page 640, Deed Records of Hunt County and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the center of County Road No. 3110 on the south line of said 30.9910 acres, said rod being S 89 deg. 24' 27" E 448.47 feet from the southwest corner of said 30.9910 acres;

THENCE N 00 deg. 00' 00" E. at a distance of 22.00 feet passing a 1/2 inch iron rod found at a fence corner on the north line of said Road and continuing along a fence for a total distance of 747.02 feet to a 1/2 inch iron rod set at a fence corner on the north line of said 30.9910 acres, for a corner;

THENCE S 88 deg. 36' 20" E along said fence and north line of 30.9910 acres 320.22 feet to a 1/2 inch iron rod set at a fence corner, for a corner;

THENCE S 04 deg. 41' 31" W along a fence at a distance of 730.40 feet passing a 1/2 inch iron rod set at a fence corner on said north line of County Road No. 3110 and continuing for a total distance of 752.40 feet to a 1/2 inch iron rod set in said center of Road on said south line of 30.9910 acres, for a corner;

THENCE N 88 deg. 41' 46" W along said center of Road and south line of 30.9910 acres, 258.64 feet to return to the Point of Beginning and containing 4.992 acres of land.